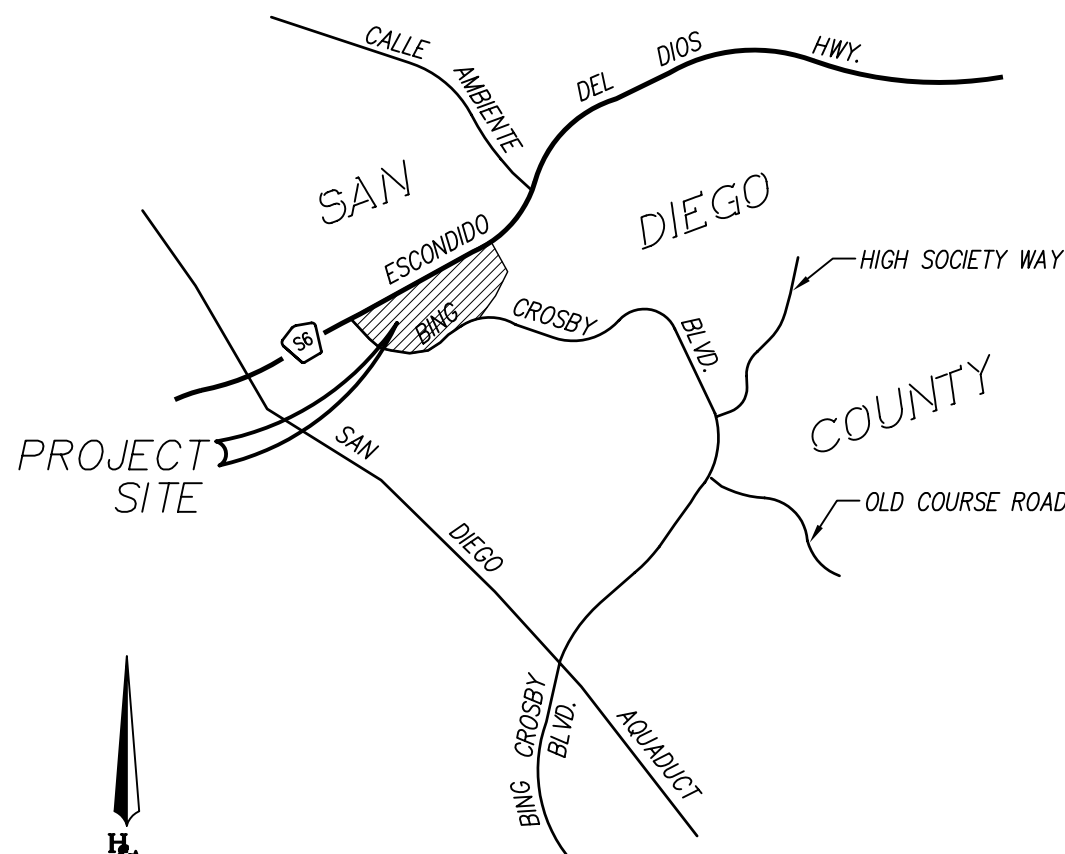


# County Of San Diego Tract TM # 3100-5569

## TENTATIVE MAP

# CROSBY ENCLAVE



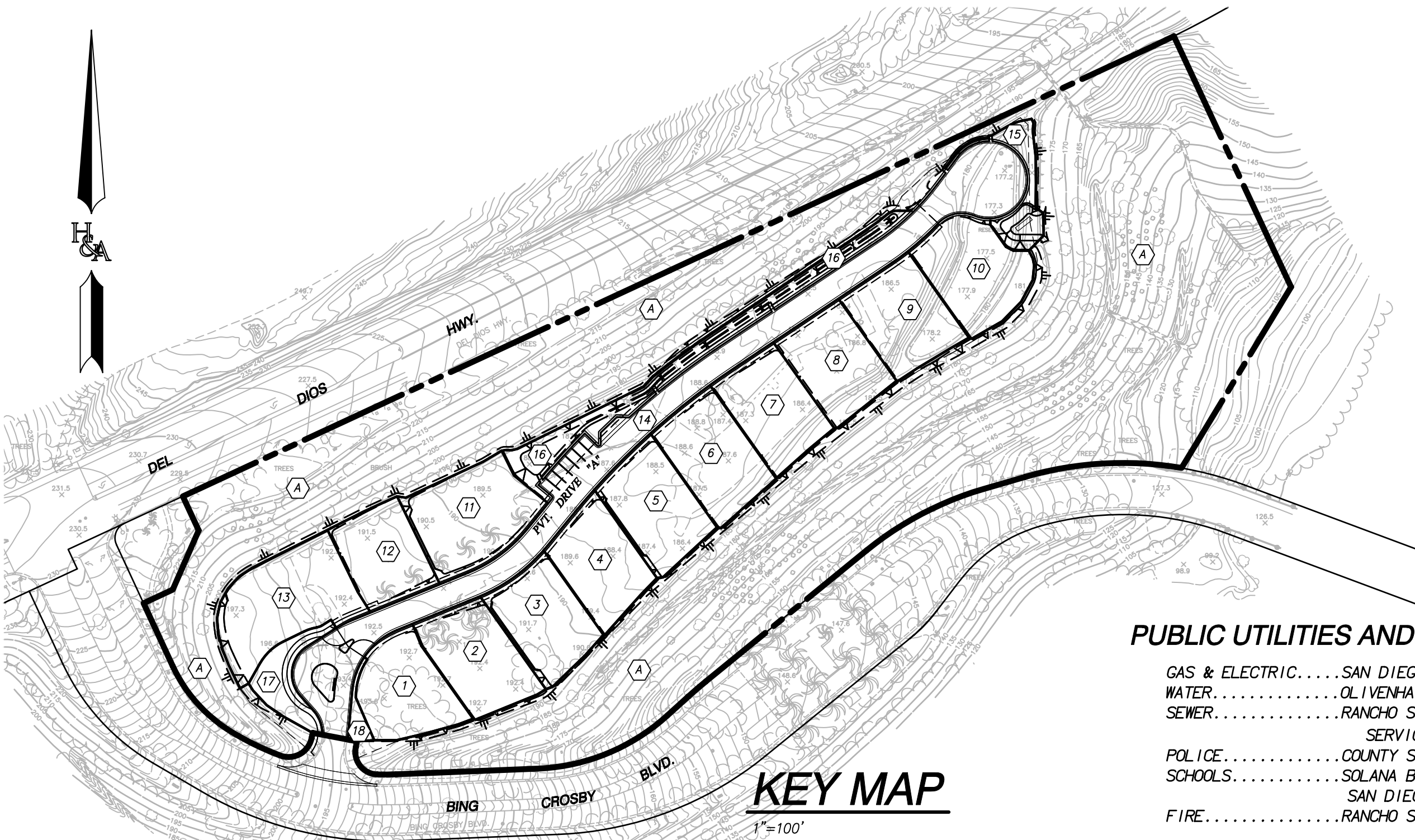
VICINITY MAP  
NOT TO SCALE

### LEGEND

PROJECT BOUNDARY	—————
PROPOSED LOT LINE	—————
PROPOSED EASEMENT LINE	- - - - -
PROPOSED SEWER MAIN WITH MANHOLE (8" PVC UNLESS OTHERWISE NOTED)	—○—
EXISTING SEWER MAIN WITH MANHOLE	—○—
PROPOSED WATER MAIN WITH FIRE HYDRANT (8" UNLESS OTHERWISE NOTED)	—v—
EXISTING WATER MAIN WITH FIRE HYDRANT	—v—
PROPOSED CENTERLINE STREET ELEVATION	518.2
PROPOSED SPOT ELEVATION	237.7
EXISTING CONTOURS	~~~~~
PROPOSED CONTOURS	~~~~~
PROPOSED CUT SLOPE W/ SLOPE GRADIENT (2:1 MAX)	———
PROPOSED FILL SLOPE W/ SLOPE GRADIENT (2:1 MAX)	———
LIMITS OF PROPOSED GRADING	———
EARTHEN SWALE	———
PROPOSED CONCRETE BROW DITCH	———
PROPOSED % OF STREET CENTERLINE GRADE	2%
EXISTING STREET LIGHT	———
EXISTING BROW DITCH	———
PROPOSED STORM DRAIN SYSTEM A. INLET OR CATCH BASIN B. CLEANOUT	———
EXISTING STORM DRAIN SYSTEM	———
RETAINING WALL	———
TITLE REPORT ITEM NO. (SEE SHEET 5)	10
PROPOSED LOT NUMBER WITH PAD ELEVATION	5 FF 188.5 P 187.8

### ABBREVIATIONS

FP	FLOOD PLAIN	S	SEWER
VC	VERTICAL CURVE	W	WATER
MH	MANHOLE	RW	RECLAIMED WATER
RCP	REINFORCED CONCRETE	IE	INVERT ELEVATION
	PIPE	R/W	RIGHT OF WAY
SD	STORM DRAIN	PL	PROPERTY LINE
NTS	NOT TO SCALE	GB	GRADE BREAK
ELEV	ELEVATION	P	POINT OF
FL	FLOW LINE		INTERSECTION (V.C.)
TW	TOP OF WALL	FF	FINISH FLOOR ELEVATION
FS	FINISH SURFACE	P	PAD ELEVATION
STD.	STANDARD	SF	GROSS SQ. FT.
		P.O.C.	POINT OF CONNECTION



KEY MAP  
1"=100'

### PROPOSED LOT DATA

	LOT AREA (SF)	PAD AREA (SF)	PAD ELEVATION
1	7,159	6,991	194.1
2	7,492	7,089	193.5
3	7,202	6,645	190.6
4	6,933	6,591	189.9
5	7,623	7,099	187.8
6	7,650	7,319	187.1
7	7,163	6,813	186.4
8	6,932	6,577	185.3
9	7,362	7,097	184.8
10	7,969	7,706	184.2
11	9,093	8,310	190.9
12	6,278	5,787	194.3
13	10,376	9,570	195.1
RES. SUBTOTAL SF	99,232	93,584	-
RES. SUBTOTAL AC	2.28	2.15	-
RES. MIN. SF	6,278	5,787	-
RES. MAX. SF	10,376	9,570	-
RES. AVG SF	7,633	7,199	-
14 (PVT ST)	30,529	-	-
15 (HOA)	2,842	-	-
16 (HOA)	6,957	-	-
17 (HOA)	3,116	-	-
18 (HOA)	671	-	-
A (HOA)	207,443	-	-
SUBTOTAL SF	251,358	-	-
SUBTOTAL AC	5.77	-	-
TOTAL SF	350,590	-	-
TOTAL AC	8.05	-	-

NOTE: THIS TABLE IS FOR INFORMATIONAL PURPOSES AND MAY BE SUBJECT TO MINOR REVISIONS AT FINAL ENGINEERING.

### SLOPE ANALYSIS (ENTIRE SITE)

SLOPE RANGE (%)	PLAN AREA (AC)	% OF TOTAL AREA
0-15	4.16	51.64%
15-25	0.55	6.83%
25-50	2.22	27.59%
50+	1.12	13.94%
TOTAL	8.05	100.00%
≥25% W/ MIN. 50' RISE *	0.1	1.62%

\* THE AREA DESIGNATED AS STEEP SLOPE ON THIS EXHIBIT DOES NOT MEET THE DEFINITION OF RPO STEEP SLOPE BECAUSE IT WAS PREVIOUSLY SUBSTANTIALLY ALTERED BY A PREVIOUS LEGAL GRADING PLAN AS PART OF EARLIER DEVELOPMENT ACTIVITIES IN THE SPECIFIC PLAN AREA.

### SLOPE ANALYSIS (LOT BY LOT)

LOT #	GROSS LOT AREA (SF)	AREA IN STEEP SLOPES		ALLOWABLE ENCROACHMENT		PROPOSED ENCROACHMENT	
		SF	(%)	ACRES	(%)	SF	(%)
1	7,159	0	0%	0.02	10%	0	0%
2	7,492	0	0%	0.02	10%	0	0%
3	7,202	0	0%	0.02	10%	0	0%
4	6,933	0	0%	0.02	10%	0	0%
5	7,623	0	0%	0.02	10%	0	0%
6	7,650	0	0%	0.02	10%	0	0%
7	7,163	0	0%	0.02	10%	0	0%
8	6,932	0	0%	0.02	10%	0	0%
9	7,362	0	0%	0.02	10%	0	0%
10	7,969	0	0%	0.02	10%	0	0%
11	9,093	0	0%	0.02	10%	0	0%
12	6,278	0	0%	0.01	10%	0	0%
13	10,376	0	0%	0.02	10%	0	0%

THERE ARE NO GRADING ENCROACHMENTS ONTO STEEP SLOPES ON ANY OF THE PROPOSED LOTS BECAUSE THE PROJECT DOES NOT HAVE ANY RPO STEEP SLOPES ON-SITE AS DEFINED ABOVE.

### PUBLIC UTILITIES AND DISTRICTS

GAS & ELECTRIC.....SAN DIEGO GAS & ELECTRIC CO.  
WATER.....OLIVENHAIN MUNICIPAL WATER DIST.  
SEWER.....RANCHO SANTA FE COMMUNITY SERVICES DISTRICT (ANNEX)  
POLICE.....COUNTY SHERIFFS DEPARTMENT  
SCHOOLS.....SOLANA BEACH ELEMENTARY & SAN DIEGUITO UNION HIGH SCHOOL  
FIRE.....RANCHO SANTA FE FIRE PROTECTION

### EARTHWORK / GRADING QUANTITIES

TOTAL PROJECT  
RAW CUT: APPROX. 5,200 C.Y.  
RAW FILL: APPROX. 5,200 C.Y.

### SOURCE OF TOPOGRAPHY

AERIAL TOPOGRAPHY: R. J. LUNG & ASSOCIATES  
2382 WALNUT AVENUE,  
SUITE E  
TUSTIN, CA 92780  
(714) 832-2077  
MAY 27, 2011

CONTOUR INTERVALS: 1 AND 5 FEET

### BENCHMARK

DESC: ES 0012" - 1" IRON PIPE LS 2318  
LOC: MONUMENT ON EAST SIDE OF MONTEVIDEO,  
1000' N. FROM PASEO DELICIAS  
RECORD FROM: RECORD OF SURVEY 14492  
ELEV: 270.852 DATUM: NGVD 29

### ZONING

	EXISTING	PROPOSED
USE REGULATIONS	S88/RR/A70/S88	RS
ANIMAL REGS	S/V/V/V	S
DENSITY	1/-/-/-	—
LOT SIZE	40,000/2 AC./B AC./B AC.	6,000
BUILDING TYPE	L/B/B/B	B
MAX FLOOR AREA	—	—
FLOOR AREA RATIO	—	—
HEIGHT	G/G/G/G	G
LOT COVERAGE	—	—
SETBACK	V/A/A/A	V
OPEN SPACE	A/-/-/-	A
SPECIAL AREA REGULATIONS	D1,D3/-/F/F	Por F, D1

### SHEET INDEX

CIVIL SHT. C1  
CIVIL SHT. C2  
CIVIL SHT. C3  
CIVIL SHT. C4  
CIVIL SHT. C5  
CIVIL SHT. C6  
CIVIL SHT. C7  
CIVIL SHT. C8  
CIVIL SHT. C9  
CIVIL SHT. C10  
CIVIL SHT. C11  
CIVIL SHT. C12  
CIVIL SHT. C13  
CIVIL SHT. C14  
CIVIL SHT. C15  
CIVIL SHT. C16  
CIVIL SHT. C17

TITLE SHEET  
DETAILS / WAIVER REQUESTS  
PROJECT DESIGN  
EXISTING TOPOGRAPHY & BOUNDARY  
RECORD BOUNDARY & ENCUMBRANCES  
SITE PLAN  
FIRE SETBACKS & FIRE HYDRANTS  
FENCING, WALLS & DETAILS  
ARCHITECTURE PLAN 1 A ELEVATIONS  
ARCHITECTURE PLAN 1 B ELEVATIONS  
ARCHITECTURE PLAN 1 C ELEVATIONS  
ARCHITECTURE PLAN 1 ROOF PLANS  
ARCHITECTURE PLAN 2 A ELEVATIONS  
ARCHITECTURE PLAN 2 B ELEVATIONS  
ARCHITECTURE PLAN 2 C ELEVATIONS  
ARCHITECTURE PLAN 2 ROOF PLANS  
ARCHITECTURE PLAN 3 ELEVATION

### GENERAL NOTES

- TOTAL EXISTING GROSS SITE AREA : 8.05 ACRES  
TOTAL PROPOSED GROSS SITE AREA : 8.05 ACRES  
TOTAL NET SITE AREA: 3.29 ACRES  
(NET SITE AREA = GROSS SITE AREA MINUS OS LOT A)
- TOTAL NUMBER OF LOTS: 19  
RESIDENTIAL LOTS: 13  
PVT. ST. LOT (LOT 14): 1  
COMMON HOA LOTS (LOT 15-18): 4  
MASTER HOA LOT (LOT A): 1  
AVERAGE LOT SIZE: APPROX. 7,633 SF  
MINIMUM NET LOT SIZE: APPROX. 6,278 SF  
AMOUNT OF IMPERVIOUS SURFACE: APPROX. 1.59 ACRES
- TOTAL NUMBER OF RESIDENTIAL UNITS: 13 SINGLE FAMILY
- ASSESSOR'S PARCEL NUMBERS: 267-190-03
- EXISTING GENERAL PLAN LAND USE DESIGNATION: SR-2 (SEMI-RURAL RESIDENTIAL) & OPEN SPACE (CONSERVATION)
- EXISTING GENERAL PLAN REGIONAL CATEGORY: SEMI-RURAL
- EXISTING ZONING: S88/A70/RR - SEE ZONING BOX THIS SHEET  
PROPOSED ZONING: SEE ZONING BOX THIS SHEET
- GROSS DENSITY: 1.61 DU/AC (13 DU'S/8.05 GROSS AC.)  
NET DENSITY: 3.95 DU/AC (13 DU'S/3.29 NET AC.)
- EXISTING USE: MASTER DEVELOPER ADMINISTRATIVE OFFICES (TEMP TRAILER)
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- TAX RATE AREA: 87213
- THOMAS BROTHERS COORDINATES: 1148 J7 & 1149 A7
- COMMUNITY PLAN/SUBREGIONAL AREA: SAN DIEGUITO COMMUNITY PLANNING AREA
- SPA AREA: SANTA FE VALLEY SPA - PLANNING AREA 11 (SUBAREA 11.31)

### GENERAL DESIGN NOTES

- NO PUBLIC STREETS ARE PROPOSED WITH THIS PROJECT.
- A PROPOSED PRIVATE ROAD MAINTENANCE AGREEMENT MODIFIED TO INCORPORATE A PRIVATE DRAINAGE MAINTENANCE AGREEMENT PER SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES SECTION 81.402(c)(1) & SECTION 81.703(c)(1) TO INCLUDE THE FOLLOWING:  
A. ROAD MAINTENANCE-ONSITE FOR PVT. DR. A  
B. DRAINAGE MAINTENANCE-ALL COMMON DRAINAGE STRUCTURES MUTUALLY BENEFITING THE PROPOSED 13 LOTS.
- ALL PROPOSED UTILITIES SHALL BE UNDERGROUND. EASEMENTS SHALL BE PROVIDED AND/OR REMOVED AS NECESSARY PER THE APPROPRIATE DISTRICTS.
- CONTOUR INTERVALS: 1 & 5 FEET.
- MANUFACTURED SLOPE RATIOS SHALL BE VARIABLE (2:1 MAX).
- FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE AT FINAL DESIGN AND SHALL BE CONSISTENT WITH THE COUNTY'S SUBSTANTIAL CONFORMANCE GUIDELINES.
- PRELIMINARY GEOTECHNICAL INVESTIGATION INFORMATION WAS OBTAINED FROM THE PRELIMINARY GEOTECHNICAL REPORT PREPARED BY: GEOCON DATED 6-17-11 (PROJ. # 04424-42-58).
- ALL BROW DITCHES SHALL BE SIZED AND BUILT PER THE APPROVED FINAL GRADING PLAN & HYDROLOGY REPORT.
- STREET DESIGN, LANDSCAPING AND FIRE HYDRANTS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS AND AS REQUIRED BY THE COUNTY ENGINEER.
- THE SUBDIVIDER/DEVELOPER SHALL PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS AND FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE COUNTY OF SAN DIEGO AND THE PUBLIC WORKS DEPARTMENT.
- PURSUANT TO CHAPTER 1 OF DIVISION 10 OF TITLE 8 OF THE SAN DIEGO COUNTY CODE, THE SUBDIVIDER SHALL PAY PARK IN-LEU FEES IF NECESSARY.
- AUTOMATIC SPRINKLERS SHALL BE INSTALLED IN ALL OCCUPANCIES.
- GATED ENTRY DESIGNED PER WAIVER REQUEST #2 ON SHEET 2.
- ALL PROPOSED CURBS SHALL BE COLORED CONCRETE TO MATCH THE CROSBY MASTER PLAN DESIGN STANDARDS.

### LAND DIVISION STATEMENT

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT OF THE PROPERTY SHOWN ON THE TENTATIVE MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE MAP IS SHOWN. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "FREEWAY" AS DEFINED IN SECT. 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS AND STREETS. I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013, AT SAN DIEGO COUNTY, CALIFORNIA.

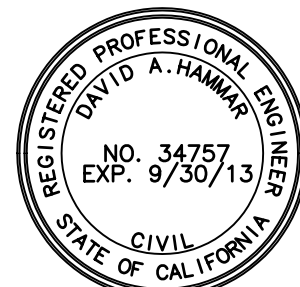
### OWNER

CWV CROSBY ENCLAVE, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
5927 PRIESTLY DRIVE, SUITE 103  
CARLSBAD, CA 92008  
(760) 918-2823

### SUBDIVIDER

CALIFORNIA WEST COMMUNITIES  
5927 PRIESTLY DRIVE, SUITE 103  
CARLSBAD, CA 92008  
(760) 918-2823

REPRESENTATIVE: [Signature] DATE: 04/18/13  
REPRESENTATIVE: [Signature] DATE: 02-21-12



DAVID A. HAMMAR R.C.E. 34757 DATE  
MY REGISTRATION EXPIRES ON 9/30/13

PREPARED BY:	NO.	REVISIONS	DATE	BY
 HUNSAKER & ASSOCIATES SAN DIEGO, INC. PLANNING 9707 Waples Street ENGINEERING San Diego, Ca 92121 SURVEYING PH(858)558-4500 - FX(858)558-1414	1	ICA SUBMITTAL	3/30/11	H&A
	2	MAJOR PRE-APP SUBMITTAL	7/26/11	H&A
	3	FULL SUBMITTAL	10/24/11	H&A
	4	INTERIM RE-SUBMITTAL	02/07/12	H&A
	5	INTERIM RE-SUBMITTAL	02/24/12	H&A
	6	SUBMITTAL	03/09/12	H&A
	7	SUBMITTAL	06/04/12	H&A
	8	SUBMITTAL	04/18/13	H&A

TENTATIVE MAP  
COUNTY OF SAN DIEGO TRACT TM # 3100-5569  
CROSBY ENCLAVE  
COUNTY OF SAN DIEGO, CALIFORNIA  
KIVA PROJECT # 11-0154594

SHEET  
C1  
OF  
C17